

DELEGATED FILE NOTE

CASE OFFICER: ...Harriet Sanders.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
25/00072/FPH	Part single, part two storey front extension following the demolition of the existing front porch, two storey rear extension. New and replacement windows. Replace existing flat roof to garage with pitched roof and associated alterations.	17 Wymondley Road Hitchin Hertfordshire SG4 9PH

Submitted Plan Nos

PL.001 PL.002 PL.003 PL.004 PL.105 PL.106 PL.101 PL.102 PL.103 PL.104

1.0 Policies

D1 Sustainable design

D2	House exts, replcmnt dwellings outbuild
D3	Protecting living conditions
T2	Parking

2.0 Site History

2.1 78/01534/1 - Erection of single storey front extension and entrance porch – Approved 23/10/78.

3.0 Representations

3.1 Neighbour consultation was carried out – no comments received.

3.2 The original proposal included a proposed brick boundary wall fronting Wymondley Road. Hertfordshire County Council as Highways Authority was consulted and raised an objection to the scheme on the lack of visibility arising from the proposed boundary wall. The applicant subsequently revised the scheme on 03/03/2025 to remove the brick boundary wall and leave the driveway entrance as existing. This addresses the concerns raised by HCC.

4.0 Planning Considerations

4.1 Site and Surroundings

4.1.1 The application property is a two storey dwelling on the north side of Wymondley Road. The property is constructed of brick, tiled roof, hung tiles to the front and side elevations, with some white rendered sections.

4.1.2 The property has an existing flat roof front porch to the front of the property, the roof of which is connected to the side wall of an existing double garage which too has a flat roof. The driveway and double garage are situated on land that is higher than the level of the main house. The driveway slopes gently up towards the level of the road.

4.1.3 No 17 and the neighbouring property no 19 share an access off Wymondley Road. No 19 is a similar style property, set back from no 17 with a single garage along the shared boundary to the side and slightly to the rear of no 19. No 19 has been extended.

4.1.4 Wymondley Road slopes from east to west. The site is bounded to the east by no 19, the west by the rear gardens of nos 22b, c and d The Avenue and to the rear by the rear garden of no 22a The Avenue. The properties to the west and north sit at a lower level than the application property.

4.1.5 The garden has an existing raised patio area to the rear. The garden slopes away to the rear.

4.2 Proposal

4.2.1 Consent is sought for:

“Part single, part two storey front extension following the demolition of the existing front porch, two storey rear extension. New and replacement windows. Replace existing flat roof to garage with pitched roof and associated alterations.”

4.3.2 Materials:

- ☐ Walls – brickwork – Moreton red multi.
- ☐ Cream render.
- ☐ Roof – roof tiles to match existing.
- ☐ Windows and doors – anthracite grey.

4.3 Key Issues

4.3.1 The key issues for consideration are:

- The acceptability of the design of the proposed development and its impact on the character and appearance of the area.
- The impact of the proposed development on the living conditions of neighbouring properties.
- Access and parking matters.
- The impact of the proposed development on the environment.

Design and Appearance

4.3.2 Policy D1 of the Local Plan states that development will be granted provided the design of the development appropriately and positively responds to the site’s local context together with other criteria to encourage a positive and sustainable form of development. Policy D2 of the Local Plan requires extensions to houses and the erection or replacement of buildings to incorporate design that is sympathetic to the main dwelling in terms of its scale, form and orientation and does not harm the character and appearance of the locality around the site. These policies are broadly consistent with Section 12 of the National Planning Policy Framework.

4.3.3 The proposal includes:

- A part single storey front extension with lean to style roof and part two storey gable end front extension.
- A two storey gable end rear extension.
- Altered and new openings.
- Alteration of garage roof from flat roof to dual pitched roof.

The number of bedrooms would be increased from four to five.

- 4.3.4 The proposed extensions to the house are substantial additions to the property and will alter the overall appearance and character of the dwelling. However, the property is set back from the street. There is also variety in the streetscene with a range of styles and materials in the vicinity. The proposed gable end of the front extension will mirror the gable end front of the neighbouring property no 19, helping the proposal to sit more sympathetically with the adjacent property.
- 4.3.5 The proposed addition of a dual pitched roof to the double garage will be a positive contribution to the streetscene.
- 4.3.6 The rear two storey gable end extension will be a large addition to the property. Whilst the addition is not entirely in keeping with the scale of the existing dwelling, it is sited at the rear, will not be visible from the street and is acceptable in design terms.
- 4.3.7 The proposed alterations to the openings are modest and acceptable. The proposed anthracite windows are not particularly in keeping with the streetscene. However, there are examples of similar nearby and the anthracite is acceptable.
- 4.3.8 The proposed materials of brick and tile roof to match the existing will help to link the proposed additions sympathetically to the host dwelling. The additional areas of cream render at the front and side are acceptable. The existing property has some render features as does the neighbouring property no 19.
- 4.3.9 The proposed development meets the policy requirement of Policies D1 and D2 of the Local Plan and the core principles set out within Section 12 of the National Planning Policy Framework. The design and appearance of the proposal are acceptable.

Impact on Neighbouring Properties

- 4.3.10 Policy D3 of the Local Plan permits development that does not result in unacceptable harm to the amenity of neighbouring occupiers and where necessary encourages the use of mitigation measures to reduce these impacts. This is generally reflected by the provisions within the National Planning Policy Framework.

Potential Impact on No 19 Wymondley Road

Garage

- 4.3.11 The new garage roof will not affect the amenity of no 19 Wymondley Road as it is sited on the far side of the site away from no 19.

Single and Double Storey Front Extension

- 4.3.12 The single and two storey front extension is sufficiently far from no 19 Wymondley Road to not cause overbearing impact or loss of light.

Double Storey Rear Extension

- 4.3.13 The east elevation of no 17 and the west elevation of the garage at no 19 both sit along the shared boundary with both properties. No 19 is set back from no 17 and is 'L-shaped'. The front entrance to no 19 faces towards no 17 with side facing windows above. The two storey proposal will be stepped in slightly away from the shared boundary. It will be a sufficient distance away from the side facing windows at no 19 to not cause any unacceptable harm.
- 4.3.14 The glazing of the proposed side facing window at first floor can be controlled by condition to prevent any potential overlooking.

Potential Impact on Nos 22b, c and d The Avenue

Garage

- 4.3.15 The new garage roof will be visible from the rear of No. 22D, more so due to the lower ground levels of that dwelling. However it is not considered harmful due to the small size of the roof enlargement.

Single and Double Storey Front Extension

- 4.3.16 The single and two storey front extension is sufficiently far from nos 22c and d The Avenue to not cause overbearing impact or loss of light.

Double Storey Rear Extension

- 4.3.17 The double storey rear extension will result in an increase in the bulk and mass of no 17 when viewed from the rear gardens of 22c and d. Particularly given the increase in ground levels. Due to the orientation of the property, some degree of overshadowing may also occur. However, the extension is set off the boundary and there is a substantial degree of separation between the boundary with no 17 and the properties of nos 22c and d. Whilst some harm may arise, it is not considered sufficient to warrant a refusal of the application on this basis.
- 4.3.18 The glazing of the proposed side facing windows at first floor can be controlled by condition to prevent any potential overlooking.

- 4.3.19 Given the above, it is considered that the proposed development would not result in any unacceptable harm to neighbouring occupiers and therefore complies with Policy D3 of the Local Plan and the aims of the National Planning Policy Framework.

Highways and Parking

- 4.3.20 The proposed development would result in an additional bedroom. However, there is ample on site parking on the driveway. No alteration to the access is proposed. The development is therefore acceptable in terms of highways and parking.

Environmental Implications

- 4.3.21 The proposed development is relatively small in scale and would have no significant implications for the local environment in terms of carbon emissions and therefore would be generally in compliance with Section 14 of the NPPF.

Biodiversity Net Gain

- 4.3.22 This development is not subject to the statutory Biodiversity Gain Plan condition because householder applications are exempt in respect of the biodiversity gain condition, under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exemptdevelopments>).

4.4 Conclusion

- 4.4.1 The proposed development is considered acceptable and to comply with the policies set out in the Local Plan and the National Planning Policy Framework. Grant conditional permission.

4.5 Alternative Options

- 4.5.1 None applicable.

4.6 Pre-Commencement Conditions

- 4.6.1 None applicable.

5.0 Recommendation

- 5.1 That planning permission be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out wholly in accordance with the details specified in the application and supporting approved documents and plans listed above.

Reason: To ensure the development is carried out in accordance with details which form the basis of this grant of permission.

3. The window at first floor level on the east elevation facing towards no 19 and 3 first floor windows on west elevation facing towards no 22c the Avenue of the development hereby permitted shall be permanently glazed with obscure glass.

Reason: To safeguard the privacy of the occupiers of the adjacent dwelling and to comply with Policy D3 of the North Hertfordshire Local Plan 2011 to 2031.

Proactive Statement:

Planning permission has been granted for this proposal. The Council acted proactively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed  Anne McDonald	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 20 March 2025	